094.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	697,500 / 697,500
					USE VALUE:	697,500 / 697,500
					ASSESSED:	697,500 / 697,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEALS AARON C/LAURA M
Owner 2:	
Owner 3:	
Street 1:	36 PETER TUFTS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MILLER BARBARA J -
Owner 2:	-
Street 1:	36 PETER TUFTS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1525 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6555.000	265,800		431,700	697,500
Total Card	0.150	265,800		431,700	697,500
Total Parcel	0.150	265,800		431,700	697,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 457.38 /Parcel: 457.38

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 61649

GIS Ref

GIS Ref

Insp Date 08/16/18

!7737!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 094.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	265,800	0	6,555.	431,700	697,500		Year end	12/23/2021
2021	101	FV	257,800	0	6,555.	431,700	689,500		Year End Roll	12/10/2020
2020	101	FV	257,900	0	6,555.	431,700	689,600	689,600	Year End Roll	12/18/2019
2019	101	FV	206,100	0	6,555.	437,800	643,900	643,900	Year End Roll	1/3/2019
2018	101	FV	212,700	0	6,555.	326,800	539,500	539,500	Year End Roll	12/20/2017
2017	101	FV	212,700	0	6,555.	296,000	508,700	508,700	Year End Roll	1/3/2017
2016	101	FV	212,700	0	6,555.	283,700	496,400	496,400	Year End	1/4/2016
2015	101	FV	201,100	0	6,555.	240,500	441,600	441,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:05:28

LAST REV

Date	Time
08/31/18	09:00:38
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7737

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER BARBARA	48755-505		12/29/2006		399,000	No	No		
MILLER PAUL F	27082-465		2/24/1997	Family	99	No	No		A

USER DEFINED

Prior Id # 1:	61649
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/2011	1280	Manual	1,125					roof repairs
10/4/2001	739	Re-Roof	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	MEAS&NOTICE	BS	Barbara S
12/17/2008	Meas/Inspect	294	PATRIOT
12/3/2008	MLS	MM	Mary M
5/24/2007	MLS	HC	Helen Chinal
4/7/2000	Meas/Inspect	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6555		Sq. Ft.	Site		0	70.	0.94	5									431,654						431,700	

Total AC/HA:	0.15048	Total SF/SM:	6555	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	431,654	Spl Credit		Total:	431,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33852458
Const Adj.:	0.97563571
Adj $ / SQ:	169.769
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385217
Depreciation:	119417
Depreciated Total:	265800

COMMENTS

STAIRS TO UAT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

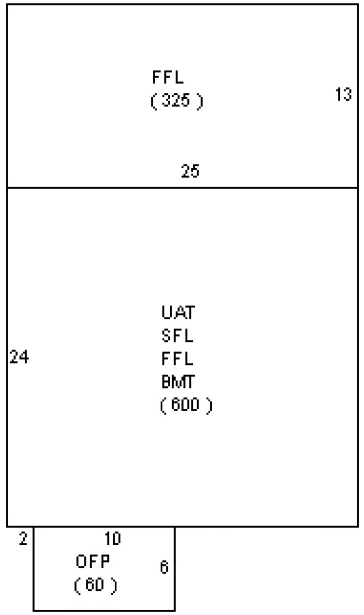
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.77
Special Features:	0	Val/Su Net:	113.83
Final Total:	265800	Val/Su SzAd	174.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	925	169.770	157,036
BMT	Basement	600	50.930	30,558
SFL	Second Floor	600	169.770	101,861
UAT	Upper Attic	150	67.910	10,186
OFP	Open Porch	60	42.930	2,576

Net Sketched Area:	2,335			Total:	302,217
Size Ad	1525	Gross Area	2785	FinArea	1525

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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PARCEL ID

094.0-0004-0002.0

IMAGE

AssessPro Patriot Properties, Inc